

Minutes of the Redevelopment Agency of Murray City held Tuesday, July 11, 2006 in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Attendance:	Doug Hill	Josh Yost
Jim Brass	Frank Nakamura	Todd Perkins
Robbie Robertson	Shannon Jacobs	Jennifer Brass
Jeff Dredge	Jan Wells	Jason Harris
Pat Griffiths	Keith Snarr	Cathy McKittrick

## **1. Approval of the May 9, 2006, May 15-16, 2006 and June 13, 2006 RDA Minutes.**

Approval of the Minutes was conducted individually.

May 9, 2006

Pat Griffiths made a motion to approve the minutes with corrections.  
Seconded by Robbie Robertson

4 Ayes  
0 Nays

May 15-16, 2006

Pat Griffiths made a motion to approve the minutes with corrections.  
Seconded by Jeff Dredge

4 Ayes  
0 Nays

June 13, 2006

Jeff Dredge made a motion to approve minutes.  
Seconded by Robbie Robertson

4 Ayes  
0 Nays

## **2. Consider Consulting Contract with the Economic Development Team (EDT).**

The RDA Board received the latest draft of the contract immediately prior to the meeting.

Jim Brass proposed that the board members take a week to review the contract and schedule a meeting for Tuesday, July 18 to take action on the contract agreement.

Jeff Dredge made a motion to postpone action.  
Seconded by Pat Griffiths

4 Ayes  
0 Nays

**3. Consider authorizing a contract for professional engineering services for preliminary alignment of Fireclay Avenue with H.W.Lochner, Inc. in an amount not to exceed \$13,245.91.**

The RDA Board received this contract immediately prior to the meeting.

Doug Hill spoke concerning this contract. He reviewed previous discussion relating to the extension of Fireclay Avenue. This discussion has included relocation of a sewer trunk line and the extension of Fireclay Avenue to 300 West. City staff issued an informal request for proposals for preliminary engineering work for the alignment of Fireclay Avenue as well the study of potential alternatives for the Fireclay Avenue crossing of the Union Pacific Railroad line. Three proposals were received from H.W. Lochner, Stanley Consultants and PSOMAS. Doug Hill stated that staff recommend selecting H.W. Lochner to perform the work. Their proposal was well written and indicated an understanding of the desired scope of services and also included a time schedule that would allow this work to be completed within a two to three week period after the contract was awarded. Lochner also had the lowest cost to perform the work. Doug Hill reviewed the scope of services. This includes horizontal and vertical alignments of the road, study of an at-grade crossing at the Union Pacific Railroad line, or whether a grade separated crossing is required and if so, an underpass or overpass. Also included is the study of a rail shoe fly design in the event the railroad needed to be relocated for the construction of a grade separated structure. The final item is study of phasing, schedule and preliminary cost estimates for the construction.

Doug Hill raised two other questions concerning this item. The first was the funding for this work. The second question concerned the relationship between the consultant and the RDA. He was also not sure who would be the primary contact during the course of the work. He recommended that the Public Services department and engineering staff take the lead to work the consultant during the course of the work and then present the results to the RDA Board.

Jim Brass stated that due the limited amount of information that he had, that he could not answer any of those questions.

Jeff Dredge agreed with Jim Brass that the board shouldn't act on the contract tonight, but could answer the questions asked by Doug Hill.

Keith Snarr reviewed that the adopted budget for the Redevelopment Agency has \$92,000 earmarked for the Fireclay area which is largely for professional services, the cost of this work could come out of this fund, but it is also the same fund from which the RDA consultant team will be paid. There is also \$186,000 for projects in the budget, and

this work would qualify as a project. He also recommended the study of a special improvement district to fund the initial capital costs of construction.

Jim Brass asked if the use of RDA money for this project was in accordance with RDA regulations.

Frank Nakamura stated that the city finance director would need to clarify these issues.

Jeff Dredge stated that he would like to have a discussion of financing in general. He stated that he felt "in the dark" about where all the money was going to come from to fund these projects. He felt that the board needed to have a big picture view of project financing instead of dealing with each piece individually.

Jim Brass agreed that is a good discussion to have. There are many options that the Board needs to study. He suggested that this item be included on the agenda for the July 18, 2006 meeting as well.

Jeff Dredge asked if the RDA Board desired to give the direction of this engineering study to the public services department professionals and have them report back to the board.

Jim Brass and Pat Griffiths voiced their agreement.

Frank Nakamura clarified that the agreement would then refer to the Public Services Director Doug Hill, who will then be responsible for project coordination.

Jim Brass requested that the Director of Finance, Don Whetzel be asked to attend the July 18, 2006 meeting and discuss financing issues with the RDA Board as the second item on the agenda following approval of minutes.

Pat Griffiths made a motion to postpone action on the approval of a contract for professional engineering services for preliminary alignment of Fireclay Avenue with H.W.Lochner, Inc., until the July 18, 2006 meeting of the RDA Board.

Seconded by Robbie Robertson

4 Ayes  
0 Nays

**5. The meeting was adjourned.**